



Notice Of Public Meeting
WHWCNC Planning, Land Use & Mobility Committee
ZA-2017-841 4798 N. Abargo Street Woodland Hills, CA 91364
October 1, 2020-6:30 PM by Zoom or Telephone

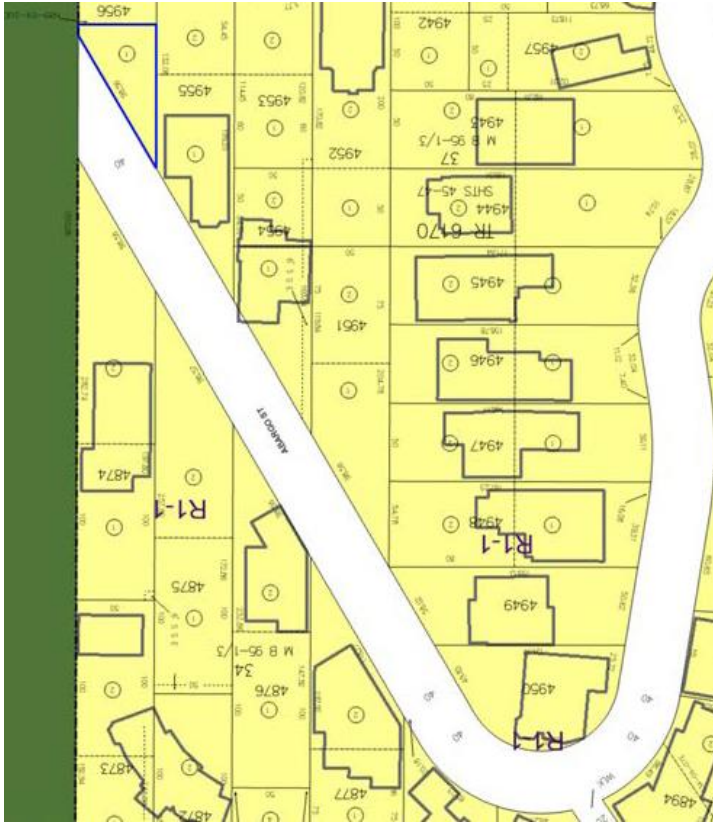


Case Nos: ZA-2017-841

Site Location: 4798 N. Abargo Street, Woodland Hills, CA 91364

Project: Zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces. Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet from the front property line in lieu of the permitted 24 feet centerline or midpoint of the street on which the subject lot fronts. A zoning administrator's determination to allow the construction, use and maintenance of said one family dwelling where the abutting roadway is not improved to a width of at least 20 feet. A zoning Administrator's determination to allow the construction, use and maintenance of said one-family dwelling where the abutting roadway from the driveway apron to the boundary of the hillside area is not improved to a width of at least 20 feet. A zoning administrator's determination to allow a maximum height for said dwelling to be at 45 feet in lieu of the permitted 33 feet. A zoning administrator's determination to allow said dwelling to observe a reduced front yard of 0 foot in lieu of the required 5 feet. A project permit

compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (7 Entitlement requests)



Applicant/Owner Carol Chan 626-757-5107 carol.chan.b@gmail.com

City Planner: Alycia Witzlings
Phone: 818-374-5044
E-Mail: Alycia.witzlings@lacity.org

Submitted By: Peter Fletcher, WHWCNC PLUM Case Leader

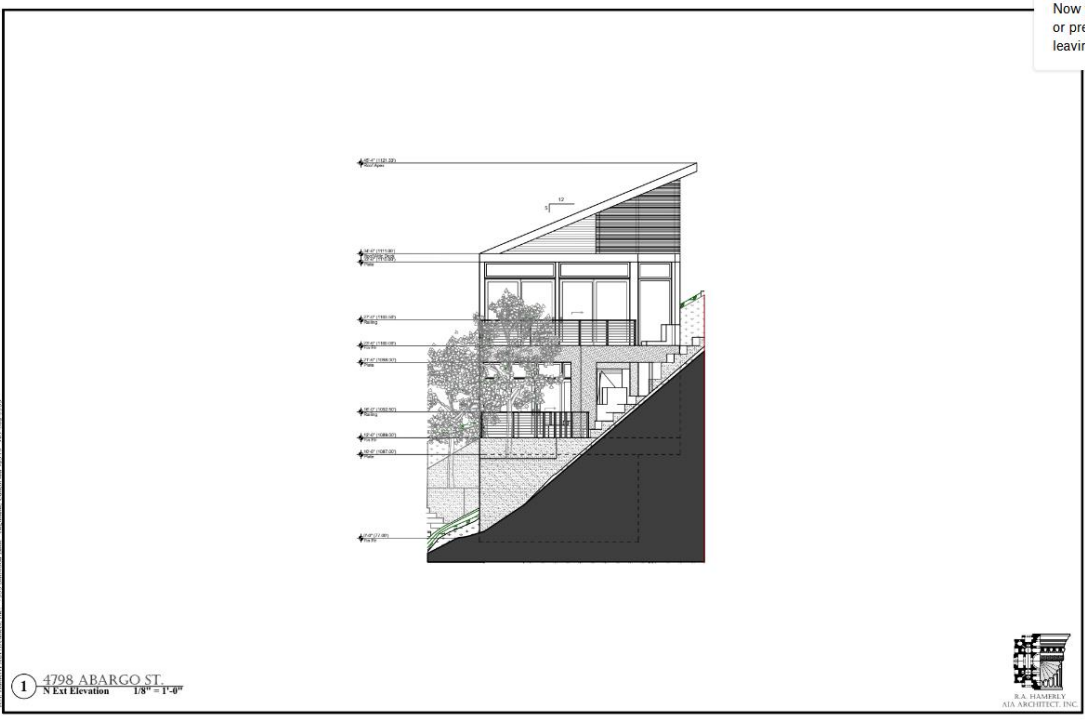
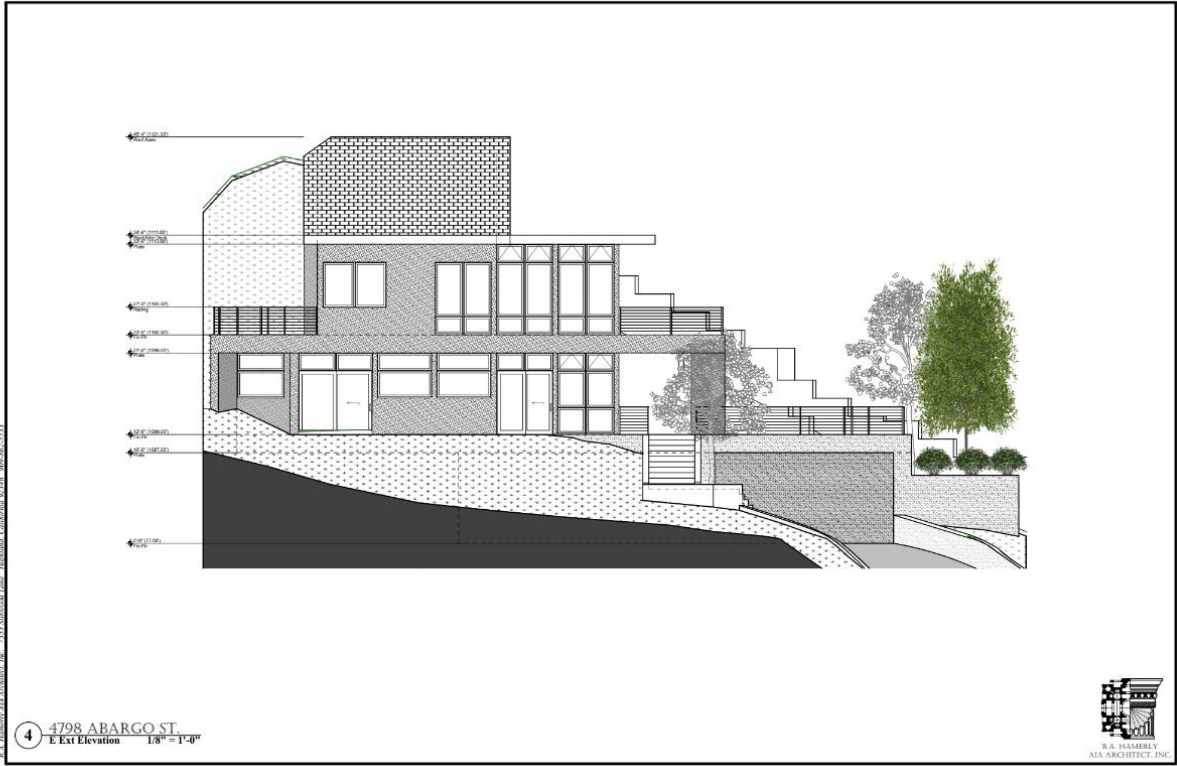


PROJECT DESCRIPTION

The project is located at 4798 N Abargo Street in Woodland Hills, in the Girard Tract.

It is subject to the Mulholland DRB. The hearing has not occurred yet.

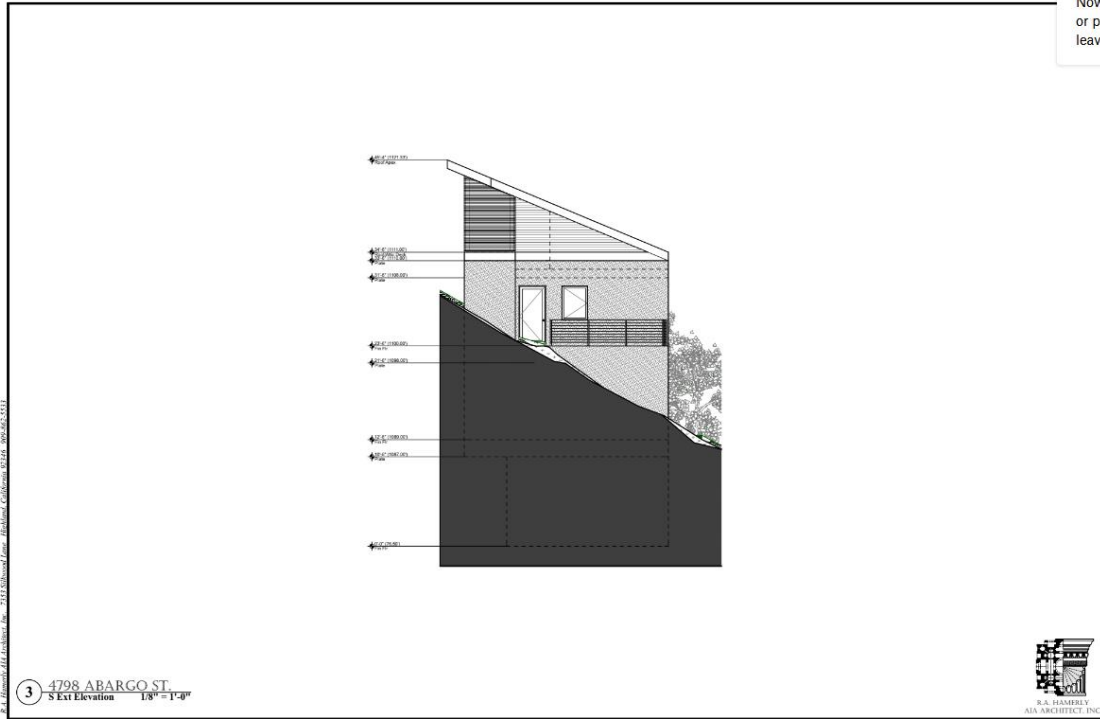
The applicant is asking for seven entitlements including a zone variance to allow the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with said dwelling to be provided w/ only one covered parking in lieu of the required 2 covered spaces. Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet from the front property line in lieu of the permitted 24 feet measured from the centerline or midpoint of the street on which the subject lot fronts. A zoning administrator's determination to allow the construction, use and maintenance of said one family dwelling where the abutting roadway is not improved to a width of at least 20 feet. A zoning Administrator's determination to allow the construction, use and maintenance of said one-family dwelling where the abutting roadway from the driveway apron to the boundary of the hillside area is not improved to a width of at least 20 feet. A zoning administrator's determination to allow a maximum height for said dwelling to be at 45 feet in lieu of the permitted 33 feet. A zoning administrator's determination to allow said dwelling to observe a reduced front yard of 0 foot in lieu of the required 5 feet. A project permit compliance, pursuant to the Girard Tract Specific, to allow the construction, use and maintenance of said dwelling. (7 Variance requests)



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North Elevation

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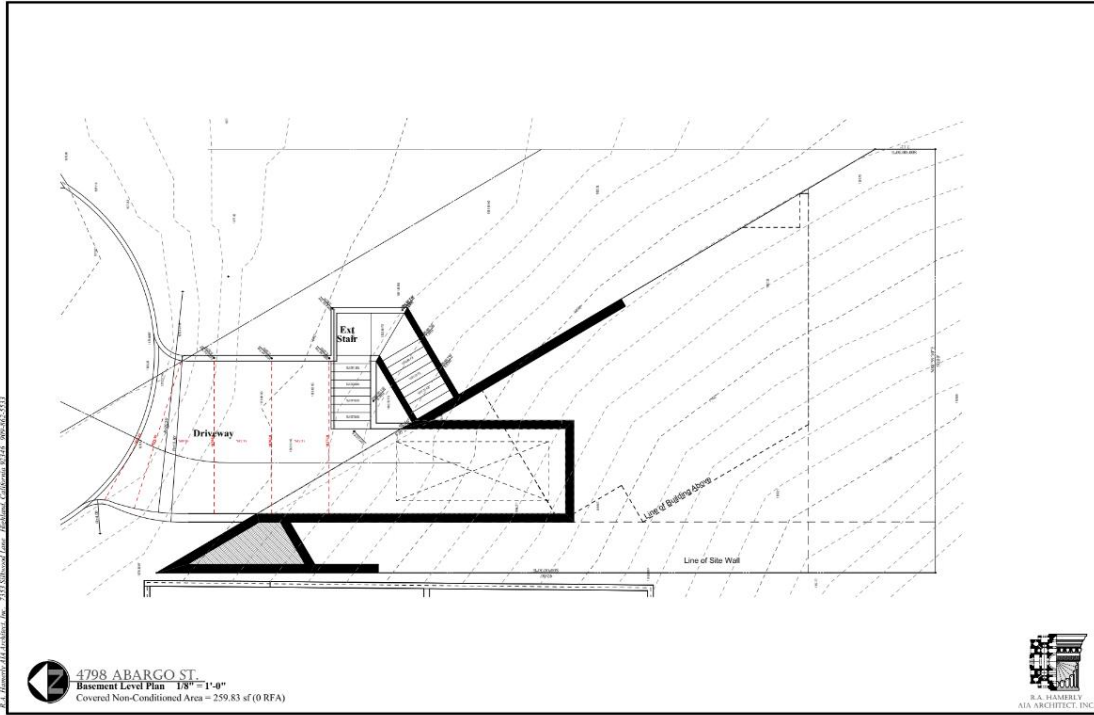


South Elevation

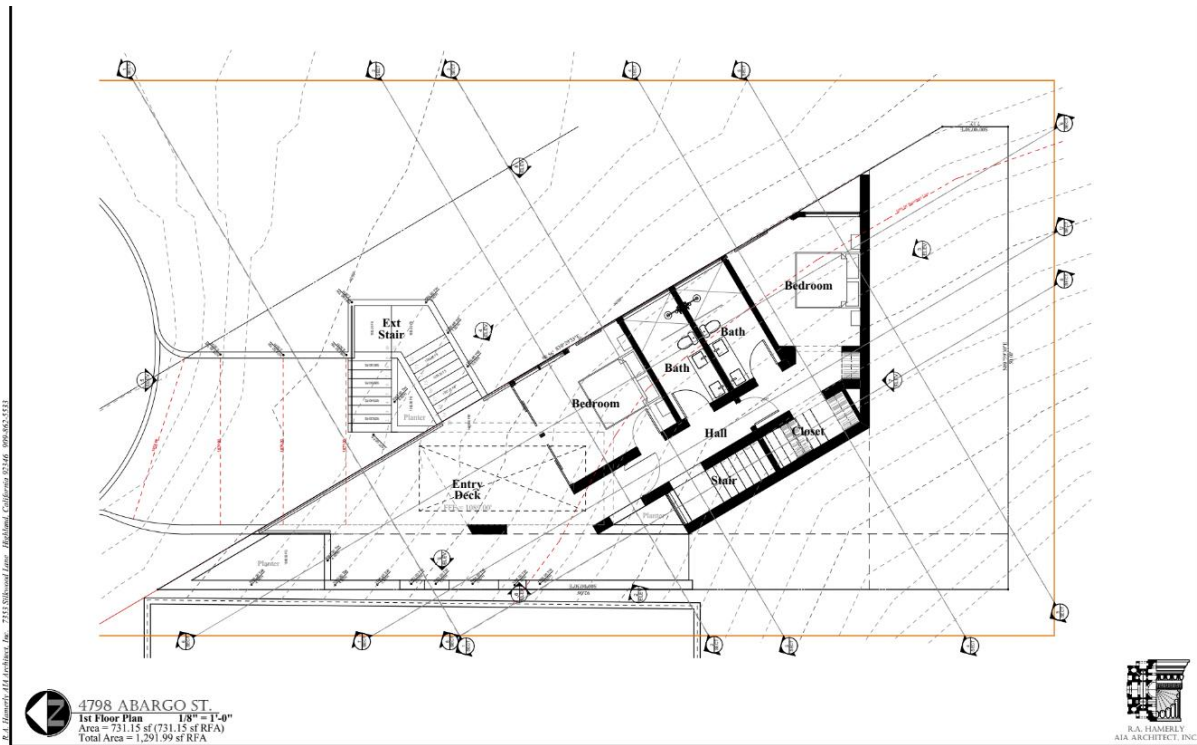


Perspective

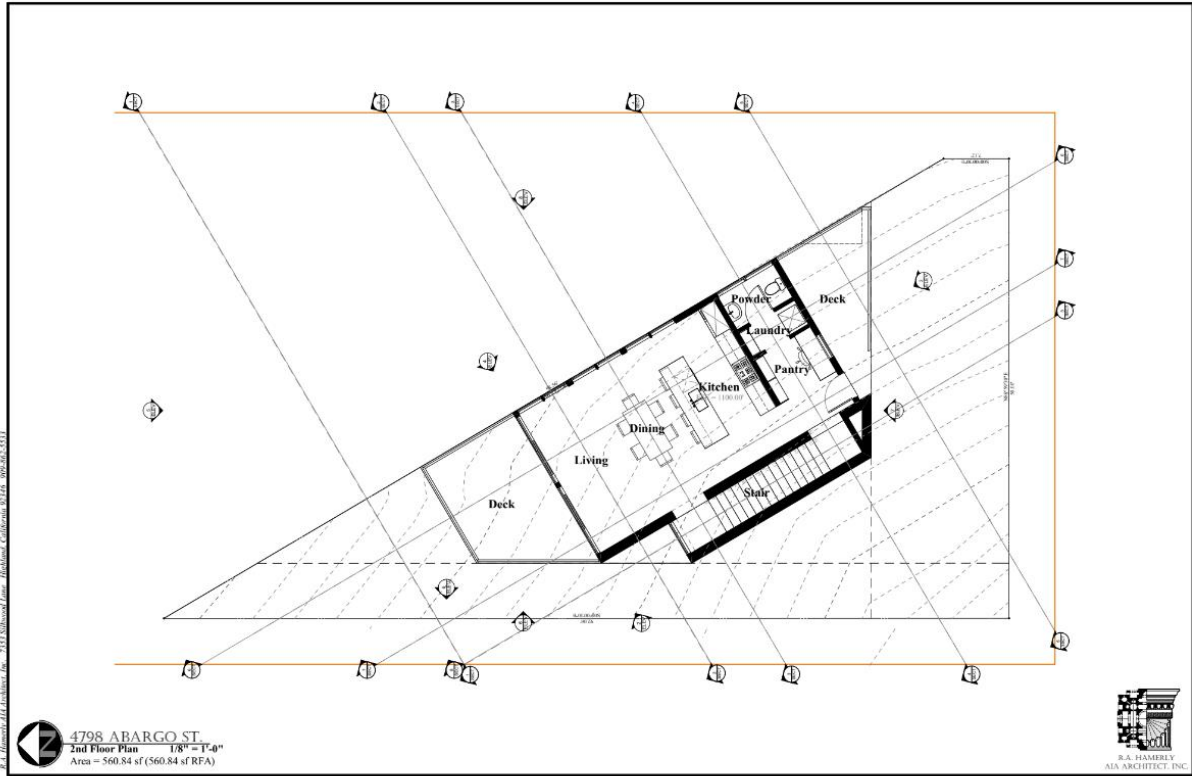
East



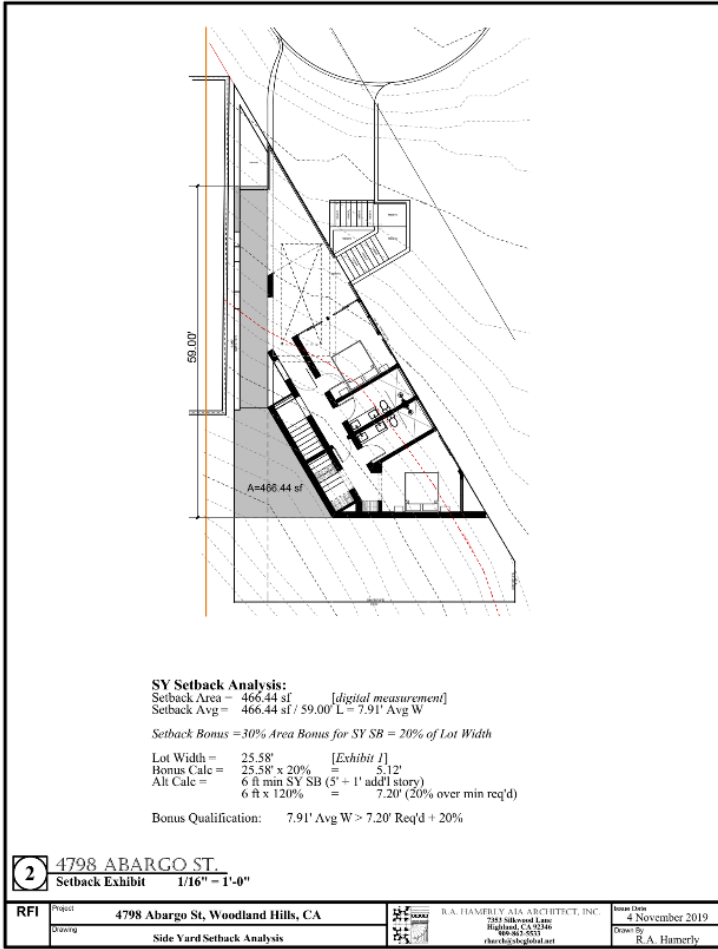
Basement Plan



First Floor Plan



Second Floor Plan



Parking Detail One car garage with a tandem space in the driveway

New Submission from Applicant on 10/1

4798 Abargo st, overview: ZAD 2017 – 841



An energy efficient, using insulated concrete form, SFR: 1,300 SF

Hillside ordinance 2001, filed before 2017 March 17 code change

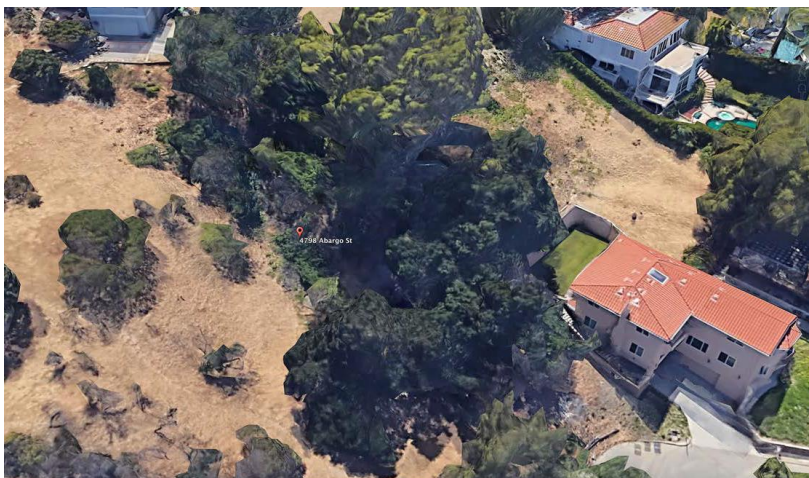
ZAD:

1. Allow SFR for abutting roadway less than 20 FT
2. Allow SFR for roadway less than 20 FT
3. Zero front yard setback
4. Girard tract specific plan allow SFR

Variance

5. Allow SFR Variance to allow for said dwelling to have a height of approx. 45 ft. in the first 20 feet measure from center street in lieu of 24 ft
6. Allow max height to be at 45 ft in lieu of 33 FT
7. one covered parking

Note from applicant: my neighbor , 4788 Abargo st, built on 2007 didn't need to file for any of this, although his house on the same street, is higher than mine, over 3500 SF, we are under the same hillside code. All those are caused by the city unfinished street.





Proposed PLUM Motion

As pertaining to **ZA-2017-841** 4798 N. Abargo Street Woodland Hills, CA 91364 Having held Five (5) public meetings for the application filed by the property applicant Carol Chan, concerning the new the construction, use & maintenance of a proposed one family dwelling, 1,300 SF, with one covered parking space

Whereas, the property is a substandard lot of only 2,500 SF in the Girard Tract and fronts on the unvacated part of Abargo Street; and

Whereas the project applicant is requesting a **Zoning Administrator's Determination** for:

1. The construction of a SFR to abut an existing roadway of less than 20 feet,

2. The construction of a SFR on a roadway of less than 20 feet which will not be improved by the applicant;

3. Relief from the BHO requirement of a minimum 5' front yard setback in exchange for a zero front yard setback and

4. Approval of compliance with the Girard Tract Specific Plan even though not complying with the parking requirement; and

Whereas, the 1,300 SF single family residence proposed is requesting the following Variations:

5. Relief from the BHO requirement of 24 ft in height within the first 20 feet measured from the centerline of the roadway, and instead allow a height of 45 feet, which in this case, would be measured from the non-vacated portion of Abargo;

6. Relief from the BHO limitation of the envelope Height of 33 feet and stepped back massing shape determined by the Projecting Plane, and Relief from the BHO limitation of an overall building height of 33 feet measured from the lowest finished or natural grade;

7. Relief from the Girard Tract Specific Plan requirement of a minimum of two covered on-site parking spaces in exchange for one onsite covered parking space and one tandem driveway space; and

Whereas the ONLY pedestrian access from the garage to the entry deck is via the main entry stair located in the city owned non-vacated portion of Abargo Street and whose construction will require a revocable permit from Public Works, and

Whereas, the proposed structure is located on the rear portion of the property and the second story does not step back from the first story and therefore overlooks the east neighbor's back yard,

Therefore the PLUM committee, with respect to the Zoning Administrator's Determination items, supports the applicants request for relief for items 1, 2, and 4, but *does not support* the applicant's request of item 3 which is relief from a minimum 5' front yard setback in exchange for a zero front yard setback.

And, the PLUM committee, with respect to the Variance items, supports the applicants request for relief for item 7, one covered on-site parking space, but does not support the applicant's request of relief for items 5 and 6, which address the limitation of building height in a hillside area.

Conditions

1. the PLUM committee strongly encourages the applicant to have the Abargo Street vacated or the main front entry stair redesigned to not be located in the non-vacated area of Abargo Street. The PLUM committee does not support the requirement of a revocable permit for the main entry into the residence.
2. 1. All plans presented on at the Board Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) on October 15, 2020 shall be dated as such and re-submitted to Planning as an (updated) project application submittal.

3. Additionally, all conditions herein shall be printed on the Project Summary page as a commitment to and acceptance of these conditions.
4. The applicant and owner will not submit any significant further updated plans or changes without first presenting them to the WHWCNC for support.
5. The Applicant shall provide traffic control and flaggers and post signs whenever there are materials deliveries or when hauling dirt, pouring concrete or conducting work that will disrupt traffic flow for more than 5 minutes. All equipment remaining on-site shall be stored in the on-site parking area.
6. The applicant will submit a drainage plan for the site detailing how they are going to collect roof drainage on the property and specify if they have LID planters

Therefore it is hereby resolved that the Planning, Land Use and Mobility Committee for the findings stated herein, recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the Los Angeles Department of City Planning and Council District 3 Councilmember Bob Blumenfield that the project *receive only partial* support on the above specified items from the Board of the Woodland Hills Warner Center Neighborhood Council for the requested action at the Full Board meeting on November 11, 2020.

Motion: Peter Fletcher

Second:

Vote: Aye: Nay: Abstain: